

# **CARMEL TECHNICAL ADVISORY COMMITTEE AGENDA**

**Date:** January 18, 2006  
**Place:** Department of Community Services Conference Room  
3rd Floor - Carmel City Hall  
**Time:** 9:00 AM

**9:00 a.m.**      **Frank E Hawkins, lot 6 - Professional Offices**  
The applicant seeks the following use variance & development standards variance approvals:  
**Docket No. 05120013 UV ZO Chapter 9.01 permitted uses**  
**Docket No. 05120014 V ZO Chapter 27.03 curbed/paved parking area**  
The site is located at 320 2<sup>nd</sup> Street SW, and is zoned R-3/Residence within the Old Town Overlay-Character Subarea.  
Filed by Frederick & Jennifer Grief.

**9:10 a.m.**      **Docket No. 06010006 SP: Windsor Grove II**  
The applicant seeks to plat 30 lots on 30.056 acres.  
The site is located on 106<sup>th</sup> Street west of Towne Road and is zoned S1  
Filed by Dennis Olmstead of Stoeppelwerth and Associates, Inc. for Steven Wilson, Inc.

**9:20 a.m.**      **Docket No. 05120010 SP: Abney Glen**  
The applicant seeks to plat 44 residential lots on 38.68 acres.  
The site is located at 11850 Shelborne Rd and is zoned S1/Residence-ROSO.  
Filed by Chris Wiseman of Paul I Cripe, Inc, for Paul Shoopman.

**9:35 a.m.**      **Docket No. 06010005 Z: Shelborne Property PUD**  
The applicant seeks to rezone 20 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing single-family residences.  
The site is located on the west side of Shelborne Road, north of 121<sup>st</sup> Street.  
Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.

**9:50 a.m.**      **Docket No. 06010003 Z: Guerrero Property PUD**  
The applicant seeks to rezone 38.8 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing attached single-family residences and townhomes.  
The site is located at the northwest corner of Towne Road and 131<sup>st</sup> Street.  
Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.

**10:05 a.m.**      **Docket No. 06010009 Z: Crook PUD**  
The applicant seeks to rezone 20 acres from S1/Residential to PUD for the purpose of platting 40 single family homes on 20 acres.  
The site is located at 2238 W. 136<sup>th</sup> Street and is zoned S1/Residential.  
Filed by Charlie Frankenberger of Nelson and Frankenberger for Indiana Land Development.

- 10:20 a.m.**      **Docket No. 06010002 Z: Old Meridian Place Rezone**  
The applicant seeks to rezone 3.084 acres from Old Meridian Single Family Attached (OM/SFA) to Old Meridian Mixed Use (OM/MU) for the purpose of creating mixed use structures along Old Meridian Street. This project is in conjunction with the proposed Old Meridian Place development.  
The site is located at 12852 Old Meridian Street and is zoned OM/SFA.  
Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.
- 10:30 a.m.**      **Docket No. 06010008 Z: Midtown Village PUD**  
The applicant seeks to rezone 18.82 acres from I1/Industriail to PUD for the purpose of creating mixed use development.  
The site is located at 510 Third Avenue SW and is zoned I1/Industrial.  
Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.
- 10:45 a.m.**      **Docket No. 05120025 Z 126<sup>th</sup> & Keystone/Gramercy PUD**  
The applicant seeks to rezone 116 acres from R2/Residential and R4/Residential to PUD/Planned Unit Development for the purpose of creating a mixed use development comprised of townhouse, apartment, retail, and office uses.  
The site is located between Carmel Drive, 126<sup>th</sup> Street, Keystone Avenue, and Auman Drive.  
Filed by James Shinaver of Nelson & Frankenberger for Buckingham Properties Inc.
- 11:00 a.m.**      **Docket No. 05120026 Z and 05120027 DP/ADLS: Village Green PUD**  
The applicant seeks to rezone 9.42 acres from R2/Residential to PUD/Planned Unit Development for the purpose of creating 50 townhomes.  
The site is located 211 W. Smokey Row Rd.  
Filed by Jim Shinaver of Nelson and Frankenberger for Bay Development Co. and Drees Premiere Homes Inc.
- 11:15 a.m.**      **Docket No. 06010007 DP/ADLS: Gateway Pavilion**  
The applicant seeks Development Plan, Architectural Design, Lighting, and Signage approval for 6.98 acres, for the purpose of creating a gasoline service station related to a proposed retail development. The request is an amendment of an earlier submittal.  
The site is located at 11000 North Michigan Road and is zoned B3/Business.  
Filed by Joseph Calderon of Bose McKinney & Evans for Heritage RDG, LLC.
- 11:30 a.m.**      **Docket No. 06010010 SP: Village of Westclay Section 150001**  
The applicant seeks to plat 15 lots on 9.28 acres.  
The site is located at SE corner of W. 131st St. and Horseferry Rd. and is zoned PUD.  
Filed by Brandon Burke of the Schneider Corp. for Brenwick TND Communities, LLC.
- 11:40 a.m.**      **Docket No. 06010001 Z: Monon Townes PUD**  
The applicant seeks to rezone 6.81 acres from R1/Residential to PUD/Planned Unit Development for the purpose of creating 65 townhomes.  
The site is located at 1001 Rohrer Road.  
Filed by Ann M. Walker for Pulte Homes of Indiana, LLC.
- 11:55 a.m.**      **Docket No. 06010011 ADLS Amend: Consecro Parking Lot**  
The applicant seeks approval for additional parking and alterations to the landscaping and lighting.  
The site is located at 11835 Pennsylvania St. and is zoned B2/Business.  
Filed by Gary Murray of Schneider for Consecro.